

<p>ROD DANIELSON, Chapter 13 Trustee 3787 University Avenue Riverside, CA 92501-3332 (951) 826-8000 FAX (951) 826-8090</p> <p style="text-align: center;"><b>JUDGE'S COPY</b></p> <p><input checked="" type="checkbox"/> Chapter 13 Trustee</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b></p>	<p><b>Chapter: 13</b></p> <p>Case Number: <b>6:23-bk-12440-RB</b></p>
<p>In re: <b>TODD DIEDRICH ASHLEY ESQUIVEL</b></p> <p style="text-align: right;">Debtor(s)</p>	<p style="text-align: center;">(No Hearing Required)</p>

**TRUSTEE'S COMMENTS ON OR OBJECTION TO MOTION TO SELL REAL PROPERTY AT:  
12914 2ND STREET, YUCAIPA, CA**

The undersigned Chapter 13 Trustee, having reviewed the Motion filed 2/18/2025 as docket entry number 86, recommends:

☒ APPROVED ON THE FOLLOWING CONDITIONS:

- (A) Immediately upon close of escrow debtor shall provide the Trustee with a final closing statement showing all liens paid off through escrow so Trustee can stop payments on the claim(s),
- (B) Escrow is instructed to turn over excess sales proceeds, if any, to the Trustee in the amount specific in the Trustee's demand to escrow. The balance of any proceeds in excess of the Trustee's demand may be paid to the debtor(s),
- (C) That all lienholders consent to the release of their liens.
- (D) The Trustee is authorized to take his statutory fee on secured and priority debts paid through escrow.

Dated: February 24, 2025

\_\_\_\_\_  
/s/ Rod Danielson  
Signature

In re: **TODD DIEDRICH**  
**ASHLEY ESQUIVEL**

Debtor(s)

**Chapter: 13**

Case Number: **6:23-bk-12440-RB**

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 3787 University Avenue, Riverside, CA 92501.

A true and correct copy of the foregoing document entitled: **TRUSTEE'S COMMENTS ON OR OBJECTION TO MOTION TO SELL REAL PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** - Pursuant to controlling General Orders LBR, the foregoing document will be served by the court via NEF and hyperlink to the document.

On **02/24/2025**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: **ben@nexusbk.com**

☐ Service Information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On **2/24/2025**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor  
TODD DIEDRICH  
ASHLEY ESQUIVEL  
2052 SCOTT DRIVE  
HELENA, MT 59601

HONORABLE MAGDALENA REYES  
BORDEAUX  
3420 TWELFTH STREET  
COURTROOM 303  
RIVERSIDE, CA 92501-3819

☐ Service Information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P.5 and/or controlling LBR, on \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service Information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

2/24/2025

Date

/s/ Susan Jones

Signature

TODD DIEDRICH  
ASHLEY ESQUIVEL  
2052 SCOTT DRIVE  
HELENA, MT 59601

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/s/ Susan Jones

Signature